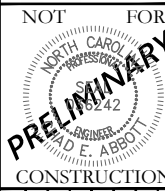


NOTES & CONDITIONS OF APPROVAL:

1. THERE ARE NO SIGNIFICANT CULTURAL AND/OR HISTORICAL SITES AS DEFINED BY NC OFFICE OF ARCHAEOLOGY, DEPARTMENT OF CULTURAL RESOURCES AND/OR CHATHAM HISTORICAL ASSOCIATION ON THE PROPERTY.
2. THERE ARE NO EXISTING BUILDINGS, CEMETERIES OR HISTORICAL STRUCTURES GREATER THAN 50 YEARS OF AGE ON THE PROPERTY.
3. THERE ARE NO CEMETERIES OR HISTORICAL STRUCTURES LOCATED WITHIN 100 FEET OF THE DEVELOPMENT ON ANY ADJACENT PROPERTY.
4. NO NON-DISCHARGE PERMIT FOR A LAND APPLICATION WASTE DISPOSAL SYSTEM IS NECESSARY.
5. NO PERMIT FOR ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM OF 3000 GALLON/DAY OR LARGER IS NECESSARY.
6. A 404 PERMIT/401 CERTIFICATION IS NECESSARY.
7. THE PROPERTY IS WITHIN THE HAW RIVER WATER SUPPLY WATERSHED DISTRICT.
8. THERE ARE NO STATE DESIGNATED WELL HEAD PROTECTION AREAS.
9. ELEMENT OCCURRENCES OF NATURAL DIVERSITY, INCLUDING RARE SPECIES, AS DETERMINED BY AND TRACKED BY THE NC NATURAL HERITAGE PROGRAM, NC WILDLIFE RESOURCES COMMISSION AND US FISH AND WILDLIFE SERVICE ARE LOCATED AROUND THE EXISTING STREAM PER THE NATIONAL HERITAGE PROGRAM'S INTERACTIVE MAP.
10. THE PROPERTY CONTAINS NO SIGNIFICANT NATURAL HERITAGE AREA (SNHA) AS RECOGNIZED BY THE NC NATURAL HERITAGE PROGRAM, NOR IS ONE DIRECTLY ADJACENT TO THE PROPERTY.
11. THE PROPERTY MAY BE LOCATED WITHIN A DESIGNATED 14 DIGIT HYDROLOGICAL UNIT DRAINAGE BASIN THAT SUPPORTS AQUATIC SPECIES THAT ARE FEDERALLY LISTED OR LISTED AS FEDERAL SPECIES OF CONCERN.
12. THIS PROPERTY IS LOCATED WITHIN THE 100 YR FLOOD PLAIN, BUT IS NOT LOCATED IN A 500 YR FLOOD PLAIN.
13. LOTS AS SHOWN AND CERTAIN IMPROVEMENTS ARE BASED UPON ASSUMPTIONS OF A SUCCESSFUL PERMIT FOR WETLAND AND STREAM BUFFER IMPACTS WITH THE APPROPRIATE AGENCIES. IT IS UNDERSTOOD THAT THE PERMIT CONDITIONS AND APPROVAL PROCESS COULD RESULT IN THE LOSS OF SOME OF THE PROPOSED LOTS IF NOT APPROVED AS PROPOSED.
14. THE IMPACTS PROPOSED WILL BE PERMITTED BY THE DEVELOPER SUCH THAT THE INDIVIDUAL HOME BUILDER/ OWNER WILL NOT BE RESPONSIBLE FOR PERMITTING BUFFER, STREAM OR WETLAND IMPACTS AND THE CUMULATIVE IMPACTS ASSOCIATED WITH THIS PROJECT CAN BE TRACKED ACCORDINGLY.
15. A NOTE SHALL BE PLACED UPON THE FINAL PLAT THAT REFERS TO ALL LOTS WITH NATURAL FEATURES THAT SHOULD BE PROTECTED AND SHALL INFORM THEM OF THEIR OBLIGATIONS TO PRESERVE SUCH NATURAL FEATURES AS REQUIRED BY THE COUNTY, STATE OR FEDERAL REGULATIONS. THIS NOTE SHALL CLEARLY DETAIL THE POSSIBILITY OF VIOLATIONS, FEES AND RESTORATION REQUIREMENTS IF IMPACTS OCCUR.
16. PRIOR TO ZONING PERMIT ISSUANCE FOR EACH LOT, THE LOT SHALL BE CLEARLY DEMARCATED/DELINEATED WITH SIGNS OR MARKERS, SIMILAR TO THE EXAMPLE HEREIN THAT IDENTIFIES THE LOCATION OF THE RESPECTIVE NATURAL FEATURE TO BE PROTECTED.

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NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2	1/9/2023	RSW	
1			

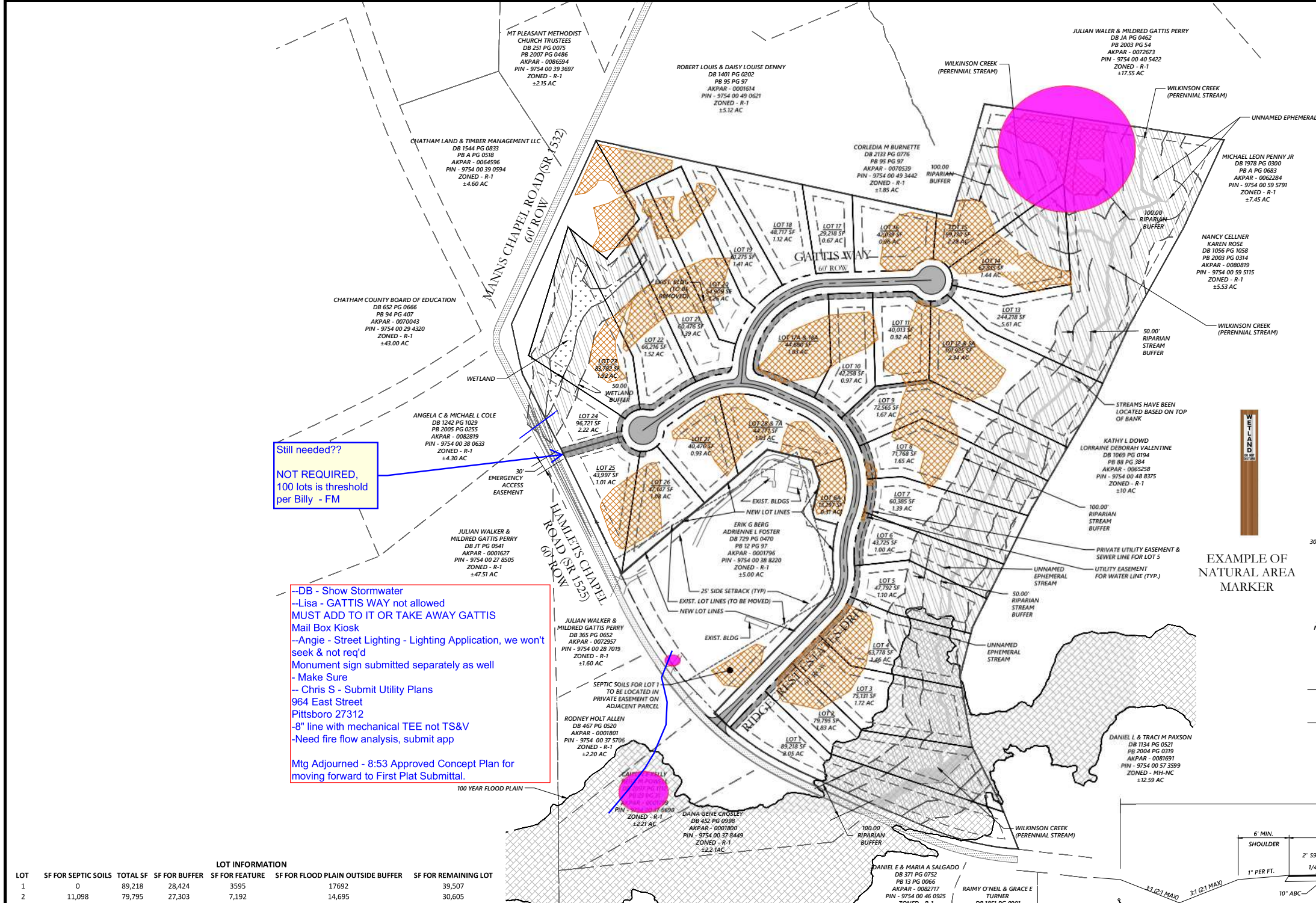
CONSTRUCTION DRAWINGS
RIDGECREST ESTATES
130 MANN'S CHAPEL ROAD, PITTSBORO, NC 27312
CHATHAM COUNTY

PRELIMINARY PLAT

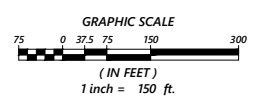
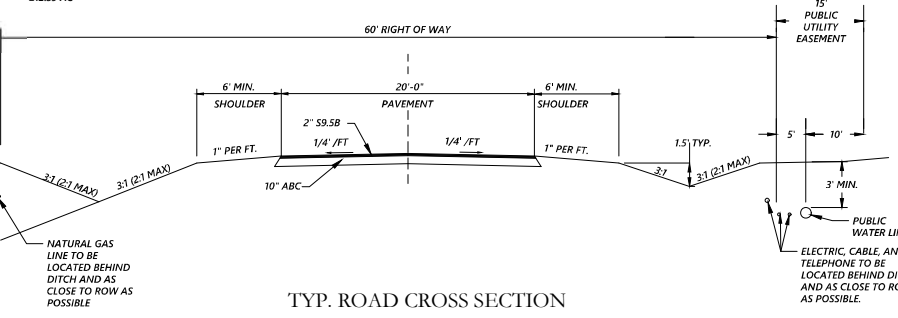
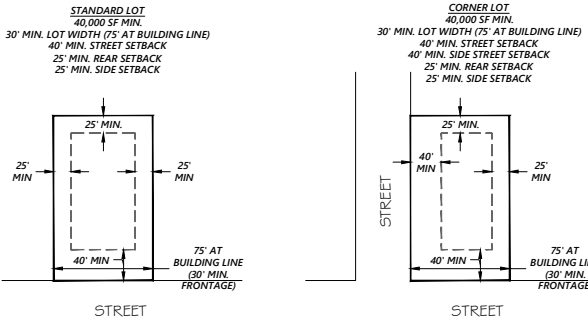
G3 PROJECT #:
20-051

REVIEW PROJECT #:
XX-XXX

SHEET #:
C-13



EXAMPLE OF NATURAL AREA MARKER



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

Still needed??
NOT REQUIRED,
100 lots is threshold
per Billy - FM

--DB - Show Stormwater
--Lisa - GATTIS WAY not allowed
MUST ADD TO IT OR TAKE AWAY GATTIS
Mail Box Kiosk
--Angie - Street Lighting - Lighting Application, we won't seek & not req'd
Monument sign submitted separately as well
- Make Sure
-- Chris S - Submit Utility Plans
964 East Street
Pittsboro 27312
-8" line with mechanical TEE not TS&V
-Need fire flow analysis, submit app
Mtg Adjourned - 8:53 Approved Concept Plan for moving forward to First Plat Submittal.

LOT	SF FOR SEPTIC SOILS	TOTAL SF	SF FOR BUFFER	SF FOR FEATURE	SF FOR FLOOD PLAIN OUTSIDE BUFFER	SF FOR REMAINING LOT
1	0	89,218	28,424	3,595	17,692	39,507
2	11,098	79,795	27,303	7,192	14,695	30,605
3	18,504	75,131	27,616	1,390	11,023	35,102
4	16,728	63,778	32,309	1,168	1,289	29,012
5	0	47,792	29,740	1,097	0	16,955
6	0	43,725	23,430	808	0	19,487
6A	11,253	13,297	0	0	0	N/A
7	0	60,385	31,726	952	0	27,707
8	16,904	71,768	28,884	813	0	42,071
9	17,930	72,565	23,649	1,001	0	47,915
10	14,523	42,258	0	0	0	42,258
11	17,253	40,013	0	0	0	40,013
12/5A	33,793	101,925	41,067	1,299	0	59,559
13	17,320	244,218	161,647	6,007	0	76,564
14	24,391	62,835	24,981	640	0	37,214
15	36,438	99,130	50,621	1,316	0	47,193
16	20,632	42,039	0	0	0	42,039
17	0	29,218	0	0	0	29,218
18	0	48,717	0	0	0	48,717
17A/18A	24,373	44,880	0	0	0	N/A
19	16,867	61,275	0	0	0	61,275
20	20,254	54,909	0	0	0	54,909
21	17,633	60,476	9,322	314	0	50,840
22	13,027	66,216	18,856	2,545	0	44,815
23	10,909	83,782	33,407	15,694	0	34,681
24	20,502	96,721	12,853	3,051	0	80,817
25	12,335	42,391	0	0	0	42,391
26	16,127	40,036	0	0	0	40,036
27	17,343	40,111	0	0	0	40,111
28/7A	27,546	44,473	0	0	0	44,473

Comments from CCHA for Ridgcrest Estates

Kimberly Tyson <kimberly.tyson@chathamcountync.gov>
Chad Abbott <peter.griffin@chathamcountync.gov>

External (kimberly.tyson@chathamcountync.gov)

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Chad,
Sy Robbins with CCHA didn't attend TRC meeting last week and has provided the following comments. The comments may be repeated from previous submittal.
Ridgcrest Subdivision (Concept Plan dated 1/9/23): The CCHA commends the applicant for incorporating the family name Gattis into the project; in this small way, it links the project to the family that owned the property for almost 100 years. The CCHA also reiterates its comments sent 4/19/21 regarding the site's proximity to the old Hillsboro Road, which increases the likelihood of finding artifacts; the CCHA would like to be notified if artifacts are discovered, so that they may be documented. In addition, the CCHA will need to be notified, and work stopped, if burial sites are uncovered during pre-construction or construction activities.